



STROM | COMMERCIAL



FOR SALE

**404 14TH STREET
SAN DIEGO, CA 92101**

PRICE REDUCTION: \$5,700,000

± 10,000 SF BUILDING

± 15,000 SF PARCEL

GATED PARKING

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404 14TH STREET | DOWNTOWN/EAST VILLAGE



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GREAT LOCATION- 14TH AND J

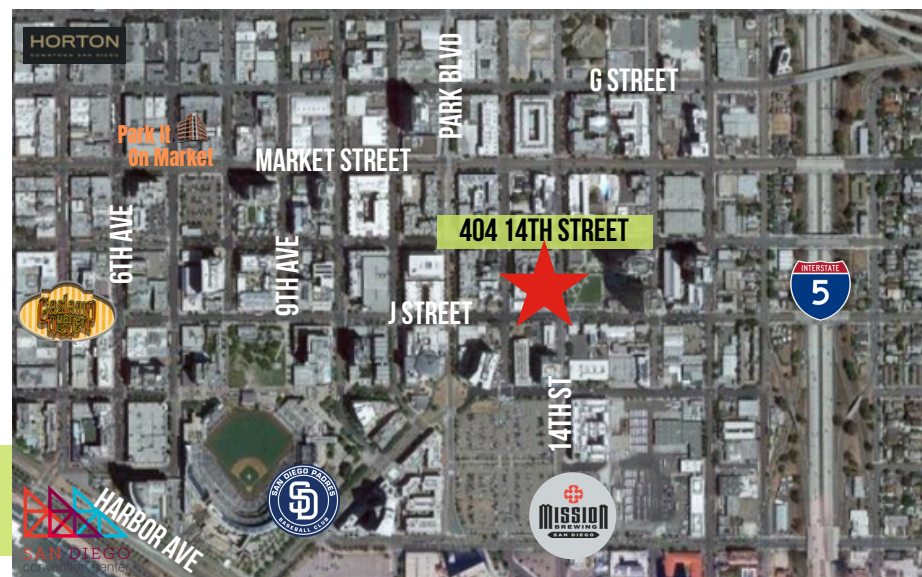
- Owner/User or Development Opportunity
- Located on the Northwest corner of 14th Ave & J Street in East Village San Diego
- Corner location steps from a City park
- Walking Score of 97 - Walker's Paradise
- Transit Score of 81 - Excellent Transit
- Several walkable amenities, including cafes, coffee shops, brewery tasting rooms, restaurants, and bars

AERIAL VIEW

OVERVIEW

BUILDING INFORMATION

- APN #: 535-155-07-00
- Parcel: ± 15,000 SF
- Building: ± 10,000 SF
- Neighborhood: East Village
- Year Built: 1957
- Tenancy: Single
- Power: 800 amps, 3-Phase / 4-Wire
- Zoning: Centre City Planned District Residential Emphasis (CCPD-RE)





PROPERTY INFORMATION



Flex Layout

- $\pm 10,000$ SF existing flex building
- Existing layout consists of reception/waiting area, several glass private offices, open offices, built-in cubicles, conference room, storage rooms, work room, IT closet, & break area
- Men's & Women's multi-stall restrooms w/ showers
- $\pm 1,145$ SF warehouse with an over-sized grade level roll-up door, skylight, & 15+ ft clear height



Secure Gated Parking

- $\pm 5,000$ SF gated lot with 9 parking spaces
- Motorized gate entry for employees
- Pedestrian gate entry for visitors



Potential Permitted Uses

- Multi-family, Pet Grooming, Instructional Studio, Eating Establishment, Child Care Facility, Brewpub, Brewery Tasting Room, Business Support, Office, Financial Institution, Maintenance & Repair, Personal Services, and Retail Sales



Abundant Window line North, East, & South

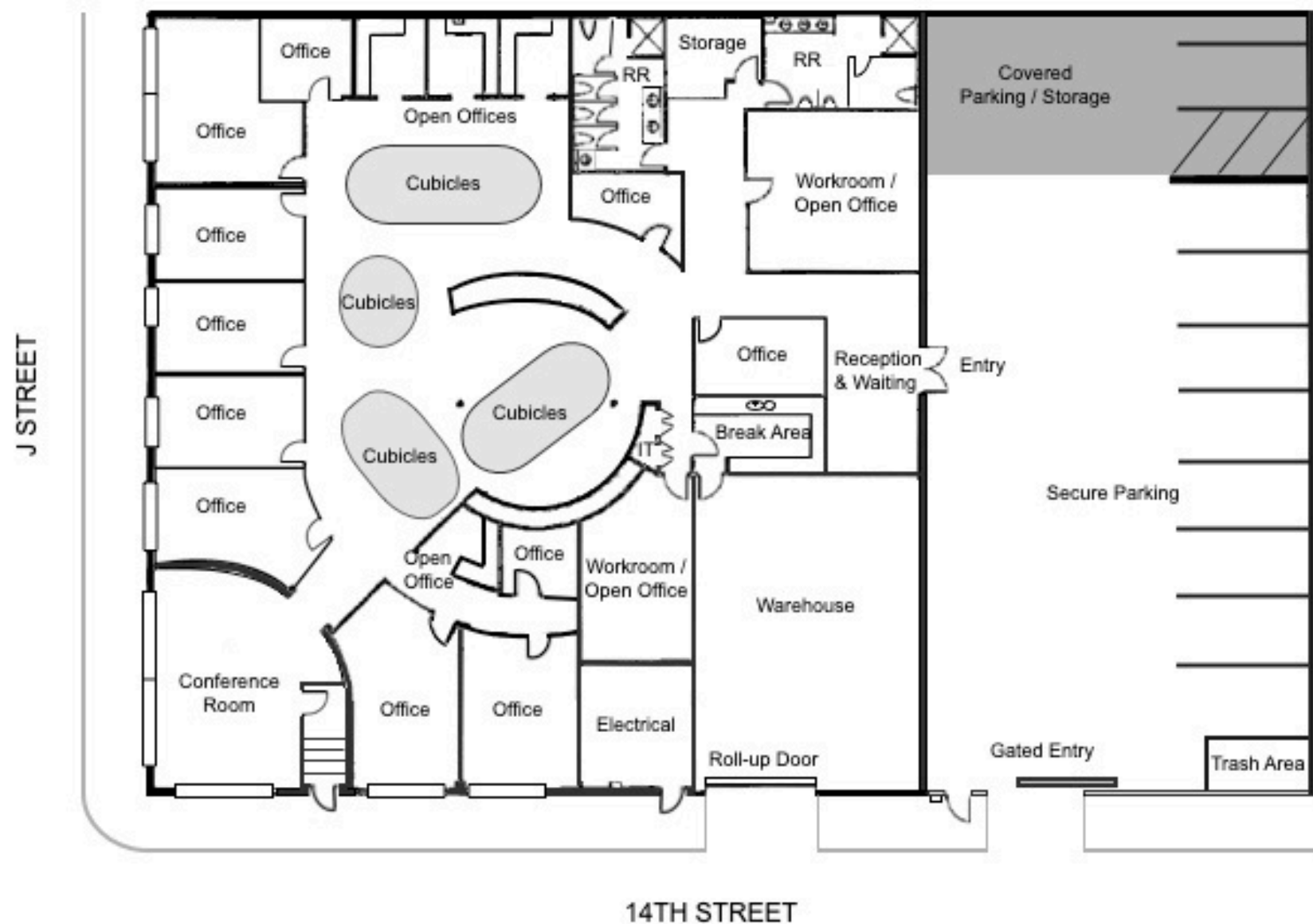


SALE OPPORTUNITY

- **PRICE REDUCTION: \$5,700,000**
- **Bldg SF:** ± 10,000 SF {\$570/SF}
- **Parcel SF:** ± 15,000 SF {\$380/SF}
- **Tenancy:** Single
- **Gated Parking:** 9 onsite parking spaces
- **Zoning:** CCPD-RE
- **Layout:** Office use move-in ready with 11 private offices, open offices, workrooms, conference, built-in workstations, IT, storage, break area, & warehouse area
- **Development Opportunity:** Located in the Complete Communities Tier 1: No Limit FAR, Transit Priority Area with parking bonuses, & the Opportunity Zone providing tax advantages

SITE PLAN

404 14TH STREET



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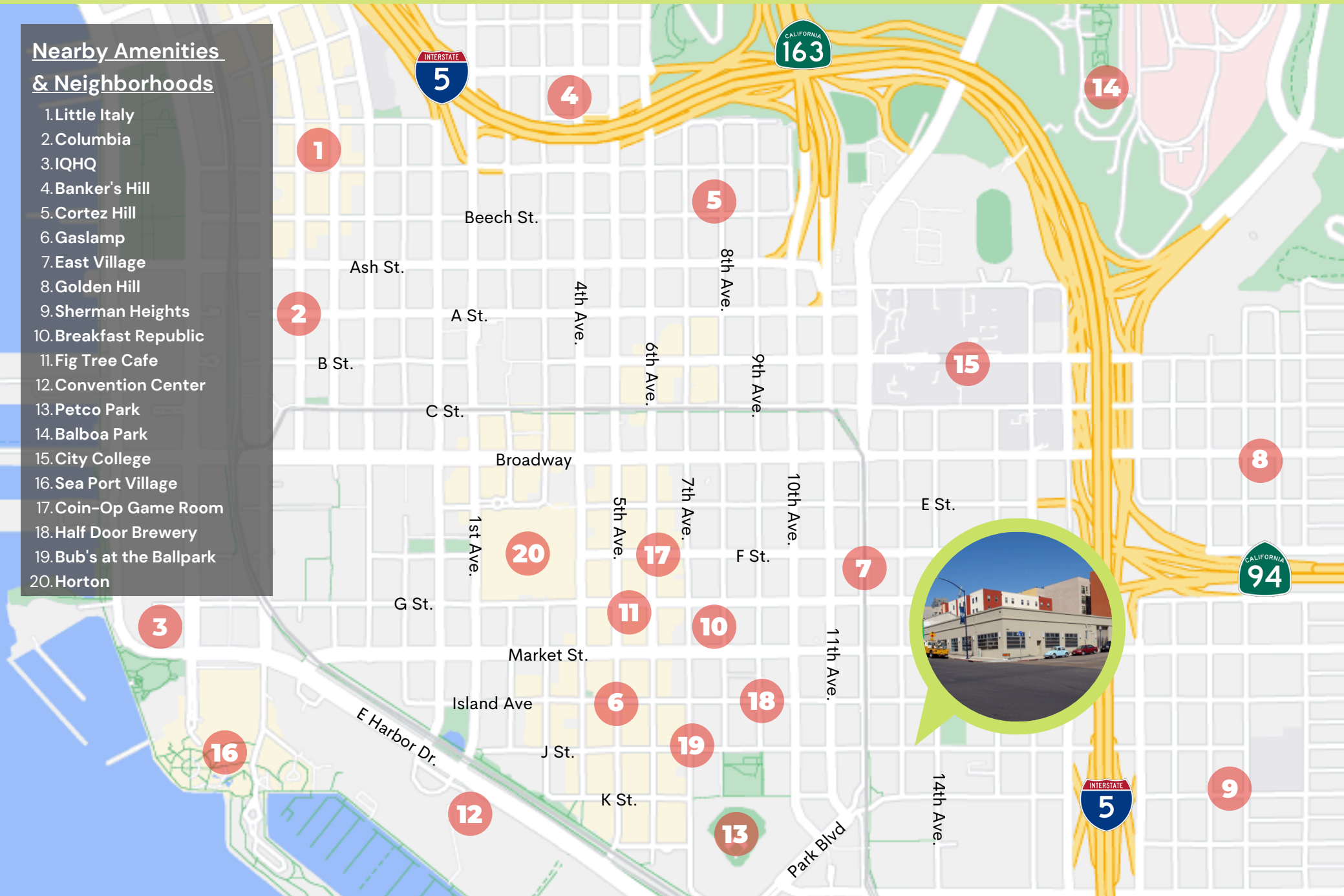
LOCATION



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Nearby Amenities & Neighborhoods

1. Little Italy
2. Columbia
3. IQHQ
4. Banker's Hill
5. Cortez Hill
6. Gaslamp
7. East Village
8. Golden Hill
9. Sherman Heights
10. Breakfast Republic
11. Fig Tree Cafe
12. Convention Center
13. Petco Park
14. Balboa Park
15. City College
16. Sea Port Village
17. Coin-Op Game Room
18. Half Door Brewery
19. Bub's at the Ballpark
20. Horton



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DEMOGRAPHICS



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	55,644		198,676		478,820	
2023 Estimate	54,242		199,323		484,581	
2010 Census	40,023		179,489		458,109	
Growth 2023 - 2028	2.58%		-0.32%		-1.19%	
Growth 2010 - 2023	35.53%		11.05%		5.78%	
2023 Population by Hispanic Origin	22,641		82,904		219,106	
2023 Population	54,242		199,323		484,581	
White	40,240	74.19%	156,438	78.48%	349,753	72.18%
Black	6,427	11.85%	18,249	9.16%	50,928	10.51%
Am. Indian & Alaskan	961	1.77%	2,885	1.45%	7,309	1.51%
Asian	3,872	7.14%	12,503	6.27%	52,810	10.90%
Hawaiian & Pacific Island	221	0.41%	833	0.42%	2,942	0.61%
Other	2,520	4.65%	8,414	4.22%	20,838	4.30%
U.S. Armed Forces	1,947		15,327		24,996	
Households						
2028 Projection	27,322		82,662		180,819	
2023 Estimate	26,457		82,638		182,677	
2010 Census	18,461		72,340		170,360	
Growth 2023 - 2028	3.27%		0.03%		-1.02%	
Growth 2010 - 2023	43.31%		14.24%		7.23%	
Owner Occupied	5,034	19.03%	24,288	29.39%	56,925	31.16%
Renter Occupied	21,423	80.97%	58,349	70.61%	125,752	68.84%
2023 Households by HH Income	26,458		82,639		182,678	
Income: <\$25,000	6,728	25.43%	15,144	18.33%	33,879	18.55%
Income: \$25,000 - \$50,000	4,433	16.75%	13,800	16.70%	34,979	19.15%
Income: \$50,000 - \$75,000	4,121	15.58%	12,614	15.26%	30,412	16.65%
Income: \$75,000 - \$100,000	3,050	11.53%	10,036	12.14%	22,789	12.47%
Income: \$100,000 - \$125,000	2,094	7.91%	8,272	10.01%	18,560	10.16%
Income: \$125,000 - \$150,000	1,384	5.23%	6,031	7.30%	11,998	6.57%
Income: \$150,000 - \$200,000	1,694	6.40%	6,491	7.85%	12,663	6.93%
Income: \$200,000+	2,954	11.16%	10,251	12.40%	17,398	9.52%
2023 Avg Household Income	\$91,120		\$102,367		\$93,107	
2023 Med Household Income	\$60,412		\$74,478		\$67,907	

CONTACT:

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